

17 87-215-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1. B. 02-3. C. 1 to allow a front setback of 30 feet in lieu of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

In order to save an existing 60 inch Oak tree and retain the front orientation of the dwelling, the building envelope was restricted severely. The developer wishes to construct a 2 car garage which will necessitate the front yard variance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ (Type or Print Name)
City and State _____ Signature _____
Attorney for Petitioner: _____
(Type or Print Name) 1505 Pot Spring Road - 825-2815
Address Phone No.
Signature _____ Timonium, Maryland 21093
City and State _____
Address _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State _____ Name _____
Attorney's Telephone No. _____ Address _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

October 19, 86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of December, 1986, at 9:45 o'clock

M. *Carl J. Jablon*
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 13, 1986

THE JEFFERSONIAN,

Sharon Steiner O'Brien
Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
8th Election District
Case No. 87-215-A
LOCATION: North Side of Timonium Road, 902.83 feet East of the Centerline of Pine Valley Drive (218 Timonium Road)
DATE AND TIME: Monday, December 1, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a front setback of 30 feet in lieu of the required 40 feet.
Being the property of C.R.S. Ltd., as shown on plat filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner of Baltimore County
11073 Nov. 12.

IN RE: PETITION ZONING VARIANCE * BEFORE THE
N/S of Timonium Road, 902.83' E of the centerline of Pine Valley Drive (218 Timonium Road) - 8th Election District * ZONING COMMISSIONER
C.R.S. Ltd., * OF BALTIMORE COUNTY
Case No. 87-215-A

Petitioner *

ORDER

Due to the Petitioner's failure to appear at the scheduled public hearing, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th of December, 1986, that the Petition for Zoning Variance to permit a front yard setback of 30 feet in lieu of the required 40 feet be and is hereby DISMISSED without prejudice.

Carl J. Jablon
Zoning Commissioner of Baltimore County

At/srl

cc: Mr. Mark E. Sites

People's Counsel

ORDER RECEIVED FOR FILING
Date December 9, 1986
By *Sharon Steiner O'Brien*

87-215-A
117
C.R.S. Ltd., 87-215-A
N/S of Timonium Rd., 902.83' E of
the c/l of Pine Valley Dr.
(218 Timonium Rd.) 8th Elec. Dist.

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-0000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9080
August 20, 1986

DESCRIPTION TO ACCOMPANY VARIANCE APPLICATION 218 TIMONIUM ROAD:

Beginning for the same at a point on the north side of Timonium Road 60 feet wide, distant 902.83 feet measured easterly along the north side of Timonium Road from its intersection with the centerline of Pine Valley Drive, thence North 02 degrees 36 minutes 17 seconds West 166.79 feet thence South 84 degrees 48 minutes 13 seconds West 106.00 feet thence North 02 degrees 36 minutes 17 seconds West 146.11 feet thence South 85 degrees 05 minutes 24 seconds West 110.74 feet thence South 00 degrees 51 minutes 00 seconds East 166.99 feet thence North 84 degrees 48 minutes 13 seconds East 206.91 feet thence South 02 degrees 36 minutes 17 seconds East 148.00 feet thence North 80 degrees 07 minutes 46 seconds East 15.09 feet to the place of beginning. Containing .531 Ac. in the 8th Elec. Dist.

Malcolm E. Hudkins
Registered Surveyor #5095

PETITION FOR ZONING VARIANCE

8th Election District

Case No. 87-215-A

LOCATION: North Side of Timonium Road, 902.83 feet East of the Centerline of Pine Valley Drive (218 Timonium Road)

DATE AND TIME: Monday, December 1, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a front setback of 30 feet in lieu of the required 40 feet

Being the property of C.R.S. Ltd., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Timonium Rd., 902.83' E : OF BALTIMORE COUNTY
of G/L of Pine Valley Dr. (218 :
Timonium Rd.), 8th District :
C.R.S. LTD., Petitioner : Case No. 87-215-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 12th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Mark C. Sites, C.R.S. Ltd., Petitioner, 1505 Pot Spring Rd., Timonium, MD 21093.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 26, 1986

Mr. Mark C. Sites
C.R.S. Ltd.
1505 Pot Spring Road
Timonium, Maryland 21093

RE: PETITION FOR ZONING VARIANCE
N/S of Timonium Rd., 902.83' E of the c/l
of Pine Valley Dr. (218 Timonium Rd.)
8th Election District
C.R.S. Ltd. - Petitioner
Case No. 87-215-A

Dear Mr. Sites:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Arnold Jablon
Zoning Commissioner

AJmed

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 12, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 12, 1986

TOWSON TIMES,

Sharon Steiner O'Brien
Publisher

\$ 38.25

PETITION FOR ZONING VARIANCE
8th Election District
Case No. 87-215-A
LOCATION: North Side of Timonium Road, 902.83 feet East of the Centerline of Pine Valley Drive (218 Timonium Road)
DATE AND TIME: Monday, December 1, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a front setback of 30 feet in lieu of the required 40 feet.
Being the property of C.R.S. Ltd., as shown on plat filed with the Zoning Office.
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
11073 Nov. 12

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

87-215-A

District: 8th Date of Posting: 11-14-86
Posted for: *Arnold Jablon*

Petitioner: C.R.S. Ltd.

Location of property: N/S of Timonium Road, 902.83' E of the c/l of Pine Valley Dr. (218 Timonium Rd.)

Location of Sign: North Side of Timonium Road, at intersection road to subject property

Remarks:

Posted by: *Arnold Jablon*
Signature

Number of Signs: 1 Date of return: 11-24-86



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

cc'd
12-3-86
87-215-A

October 23, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 102, 116, 117, 118, 120, 121, 123, and 126.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

12/1/86

I telephoned 825-2815 and spoke with mother of Mark Sites, Petitioner, who advised her son has not picked up his mail in a long time, and she did not know why he did not show up for scheduled hearing. She will advise her son to write a letter to Commissioner of Baltimore County Zoning explaining reasons why he did not show up for scheduled hearing or case will be dismissed by Commissioner.

B. du Bois

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

1203 117 253

BAY STATE TITLE CO.
1 East Redwood Street
Baltimore, Md. 21202
539-5578
File # 25610/rb

This Deed, MADE THIS 2 day of July

in the year one thousand nine hundred and eighty-six, by and between
CARLOS BRILL and MARGUERITE LEINANI WOOD, his wife,

of Baltimore County, in the State of Maryland, parties of the first part, and
CRS LTD., a body corporate of the State of Maryland,

of the second part.

WITNESSETH, That in consideration of the sum of SEVENTY-FIVE THOUSAND FIVE HUNDRED DOLLARS (\$75,500.00), the actual consideration paid or to be paid, and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said parties of the first part

do grant and convey to the said party of the second part, its

persons, heirs, successors and assigns, in fee simple, all those
lots of ground situate in Baltimore County, State of Maryland,
and described as follows, that is to say:

Lots 2 and 3 as shown on Plat of "Hidden Oak", as more particularly described on Exhibit "A" attached hereto and made a part hereof.

1/2 AC/F 23.00
1/4 AC/F 11.50
1/8 AC/F 5.75
DEED 117 253
CRS LTD 117 253
117 253

BEING part of the property which by Deed dated November 15, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6632, Folio 060 was granted and conveyed by JOHN P. WARD and JOY M. WARD, his wife, to CARLOS BRILL and MARGUERITE LEINANI WOOD, his wife, the within Grantors.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE DATE 11/2/86

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
CLERK DATE 11/2/86

C 043***120800** 8082A

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9000

July 1, 1986

"EXHIBIT 'A'"

DESCRIPTION - LOT 2, HIDDEN OAK:

Beginning for the same at a point at the end of the first line of the first parcel of land described in a deed dated November 1, 1983 and recorded among the land records of Baltimore County, in Liber 6632 folio 60 which was conveyed by John P. Ward and Joy M. Ward, his wife to Carlos Brill and Marguerite Leinani Wood thence binding reversely along said first line for a part of its distance North 85 degrees 05 minutes 24 seconds East 110.74 feet thence leaving said first line and running for new lines of division through said first parcel the three following courses and distances viz: (1) South 02 degrees 36 minutes 17 seconds East 146.11 feet (2) North 84 degrees 48 minutes 13 seconds East 106.00 feet and (3) South 02 degrees 36 minutes 17 seconds East 166.79 feet to a point on the north side of Timonium Road (70 feet wide) thence binding thereon South 80 degrees 07 minutes 46 seconds West 15.09 feet thence leaving the north side of said Timonium Road and running for new lines of division through said first parcel the two following courses and distances viz: (1) North 02 degrees 36 minutes 17 seconds West 148.00 feet and (2) South 84 degrees 48 minutes 13 seconds West 206.91 feet to a point in the second line of said first parcel thence binding reversely along said second line North 00 degrees 51 minutes 00 seconds West 166.99 feet to the place of beginning.

Containing 0.531 Acres of land more less.

Subject to a 10 foot wide drainage and utility easement adjacent to and easterly of the last line of the above described parcel.

Also subject to and together with the right to use in common with others a common access and maintenance easement shown on Exhibit "A" attached hereto.

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9000

July 1, 1986

DESCRIPTION - LOT 3, HIDDEN OAK:

Beginning for the same at a point on the north side of Timonium Road said point being in the third line of the second parcel of land described in a deed November 1, 1983 and recorded among the land records of Baltimore County in Liber 6632 folio 60 which was conveyed by John P. Ward and Joy M. Ward, his wife to Carlos Brill and Marguerite Leinani Wood thence leaving said third line and binding along the north side of said Timonium Road South 80 degrees 07 minutes 46 seconds West 15.09 feet thence leaving the north side of said Timonium Road and running for new lines of division through the first parcel of land described in said conveyance the three following courses and distances viz: (1) North 02 degrees 36 minutes 17 seconds West 166.79 feet (2) South 84 degrees 48 minutes 13 seconds West 106.00 feet and (3) North 02 degrees 36 minutes 17 seconds West 146.11 feet to a point in the first line of said first parcel thence binding reversely thereon North 85 degrees 05 minutes 24 seconds East 120.96 feet to a point at the beginning of the above mentioned third line thence binding thereon for a part of its distance South 02 degrees 36 minutes 17 seconds East 311.07 feet to the place of beginning.

Containing 0.462 Acres of land more or less.

Subject to a 10 foot drainage and utility easement adjacent to and westerly of the last line of the above described parcel.

Also subject to and together with the right to use in common with others a common access and maintenance easement shown on Exhibit "A" attached hereto.

87-215-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
15th day of October, 19 86

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner C.R.S. Ltd.
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

JOB NO. 6500